

RIVERVIEW PLANNING ADVISORY COMMITTEE

STAFF REPORT

Conditional Use

Subject : Conditional use application

File number: 22-1487

Meeting Date: Wednesday, August 10, 2022

From :

Reviewed by :



Kirk Brewer
Planner / Urbaniste



Lori Bickford
Planner / Urbaniste

GENERAL INFORMATION

Applicant/: Yero Diallo Diallo Developments Ltd

Landowner : Yero Diallo Diallo Developments Ltd

Proposal:

Conditional use application for a 12-unit multi-unit dwelling where a 6-unit was previously approved



SITE INFORMATION

Location: Trites Rd, Riverview

PID: 00994335

Lot Size: 1732 square metres

Current Use: Vacant

Zoning: R3

Future Land

Use: Residential

Surrounding

Use & Zoning: R3 multi-unit dwellings, R1 single unit dwellings, SC commercial uses

Municipal

Servicing: Public water and sewer

Access/Egress: Trites Road

Municipal Plan Policies

5.1 Developing Beautiful Complete Neighbourhoods

Policy 5.1.6 It shall be the intention of Council, in considering demographic changes, to provide for a range of housing types and densities by the establishment of a sufficient range and number of residential designations and zones. As a general guideline, the following densities shall apply:

(c) High Density within the R3 – Multiple Unit Dwelling Zone: may consist of any form or combination of medium density developments or other housing forms or combinations where density generally exceeds 15 units per acre, but no more than 30 units per acre.

5.3 Principles for Residential Development

Principle 1: A variety of housing types will be provided

A variety of housing types is required in order to accommodate all residents of Riverview, at all stages of life and in different family and economic situations. The mixing of various types and designs of housing within a development and on each street while considering the context (see Principle 2) is encouraged.

Principle 2: Development should respect its context

Context sensitive residential development that complements surrounding homes and preserves or enhances neighbourhood integrity will be encouraged. In the designing of the various types of residential buildings, the developer shall consider the relationship (height, size, bulk) between each building within a proposed development and to existing adjacent buildings. Factors to be considered include

- a) designing subdivisions and new developments to make more efficient use of land, infrastructure, and services;
- (b) preservation of natural features (landform, water courses, mature woods, etc.), and heritage features that help define the character of Riverview;
- (c) provision of buffers between potential conflicting types of development (e.g. multi-floor multi-unit residential and single family dwellings, big box retail and residential, etc.);
- (d) height of development;
- (e) limiting views from second and third floor units into neighbouring single family yards (through use of landscaped treed buffers, angle of building, limited windows on sides of buildings facing neighbours, and prohibiting staircases on exterior of multiple unit buildings);
- (f) size and articulation of facades;
- (g) massing including size of the building, its footprint and the articulation of building form (for example, the use of peaked roofs);
- (h) the design of lower floors of multi-unit residential buildings in scale with the pedestrian environment;
- (i) the use of traditional materials;
- (j) the use of back lanes or rear-lot parking areas to enable buildings to be close to the street;
- (k) for buildings on corners, windows and/or doors that address both street frontages and that are designed to the same quality; and
- (l) the layout and design of service areas, for example, waste disposal bins should be screened from the public street and neighbours

Zoning Bylaw and or Subdivision By-law Regulation

Subject to Table 11.1, a multiple unit dwelling is permitted as a conditional use in the Multiple Unit Dwelling (R3) zone.

91(2) Screening shall be provided and maintained on a lot containing a multiple unit dwelling, consisting of the existing vegetation or structures if sufficient to screen the lot from adjacent properties, but when the existing vegetation or structures are insufficient, the screening shall consist of:

- (a) if the multiple unit dwelling lot abuts a R1 Zone, R1-C Zone or R2 Zone, a six metre wide landscaping buffer, consisting of:

- (i) a minimum of one low lying shrub for every 15 square metres of landscaping area;
 - (ii) trees with a minimum diameter of 50 millimetre and a minimum branching height of two metres at the time of planting and placed every five metres across the width of the landscaping area; and
 - (iii) a two metre high decorative solid fence secured with 15.24 centimetre x 15.24 centimetre posts , no more than 2.4 metres apart, along or parallel to the common property line; or
- (b) if the lot does not abut a R1 Zone, R1-C Zone or R2 Zone, the standards in paragraph (a) shall apply except that the landscaping buffer may be reduced to three metres and a fence will not be required.

91(4) A multiple unit dwelling may be permitted if:

- (a) its massing including size of the building, its footprint and the articulation of building form (for example, the use of peaked roofs) reflects the conditions of neighbouring buildings while avoiding excessive repetition of building design and color;
- (b) no more than 35% of the lot area is devoted to parking spaces and parking aisles
- (c) the façade is designed with jogs and recesses of not less than 0.6 metres to segment the façade at least every nine metres along the length of the building;
- (d) the façade, from the established grade to the top of the first floor, is finished with traditional materials that includes at least ten percent brick or masonry;
- (e) the design of lower floors of multi-unit residential buildings shall include appropriate fenestration, entrance and other features so that they are in scale with the pedestrian environment;
- (f) only a single row of parking is permitted in the front yard. In this case, a 2.0 metre (6'6") wide landscape strip between the property line and the edge of the parking lot, and between the edge of the parking lot and the building face are required. If the parking bay contains more than 5 spaces, planted islands shall be provided after every fifth stall as a minimum;
- (g) Despite 91(f), a multiple unit building design with garage access on the front façade is not required to have landscaping between the parking lot and the building face;
- (h) for buildings on corners, windows or doors must address both street frontages and shall be designed to the same quality;
- (i) there is at least one public entrance facing a street;
- (j) service areas, including but not limited to waste disposal bins and public utility structures are screened from the street and abutting properties; and
- (k) views from the second and third floor units into neighbouring single unit dwelling yards are limited.

Internal Consultation & External Consultation

The application was discussed among Planners, Development Officers, and the Development Review Committee (Planning, CAO/Clerk, Engineering, Economic Development, Parks, and Fire Department). No concerns were raised as part of this review.

Discussion

The proposal is for a three storey, twelve-unit apartment building on an infill lot located on Trites Road, across from the intersection with Traynor Street. A similar application for a six-unit building was approved by PAC at its April 14, 2021 meeting. The applicant has now redesigned floor plans to have four units per floor instead of two, which increases the number of units to 12 where 6 were previously approved.

Trites Road is predominately zoned R3 along the entire length. The built form is defined by a mix of multi-unit housing types, including small-to-mid sized apartment buildings and townhouse-style condominiums. The proposed project reflects the surrounding area in terms of height, density, and building style. The increase in density is still within the maximum allowable 30 units/acre as laid out by the Municipal Plan.

The proposal meets the zoning by-law requirements with respect to parking, landscaping, etc., and does not represent a substantial change to the plans previously submitted. The parking lot will be slightly enlarged and as such the previously proposed storage locker building has been removed to allow for additional parking.

Public Notice

Public notice was sent to neighbouring properties within a 60m radius on July 27, 2022

Legal Authority

Zoning By-law:

7(1) The permitted main, accessory and secondary uses for the zones listed in Table 7, and their lot requirements are prescribed in Parts 11 to 15, and the following conditions apply to those uses:

(b) any particular purpose for which land, buildings or structures may be used, and which the Committee may approve subject to terms and conditions, is identified by the letter “C”;

Community Planning Act (2017):

Conditional uses

53(3) In prescribing the purposes for which land, buildings and structures in a zone may be used, a zoning by-law may: ...

(c) prescribe particular purposes ...

(i) in respect of which the advisory committee or regional service commission, subject to subsection (5), may impose terms and conditions, and

(ii) that may be prohibited by the advisory committee or regional service commission if compliance with the terms and conditions imposed under subparagraph (i) cannot reasonably be expected.

The Act also provides parameters for the PAC when imposing conditions:

53(4) Terms and conditions imposed under paragraph (3)(c) shall be limited to those considered necessary by the advisory committee or regional service commission to protect:

(a) properties within the zone or in abutting zones, or

(b) the health, safety and welfare of the general public.

Recommendation

Motion

Staff recommends that the Planning Advisory Committee APPROVE the conditional use application to permit a three-storey, twelve-unit multi-unit building in an R3 zone on PID 00994335 subject to the following conditions:

1) That a key lock box be installed per municipal By-law 500-11;

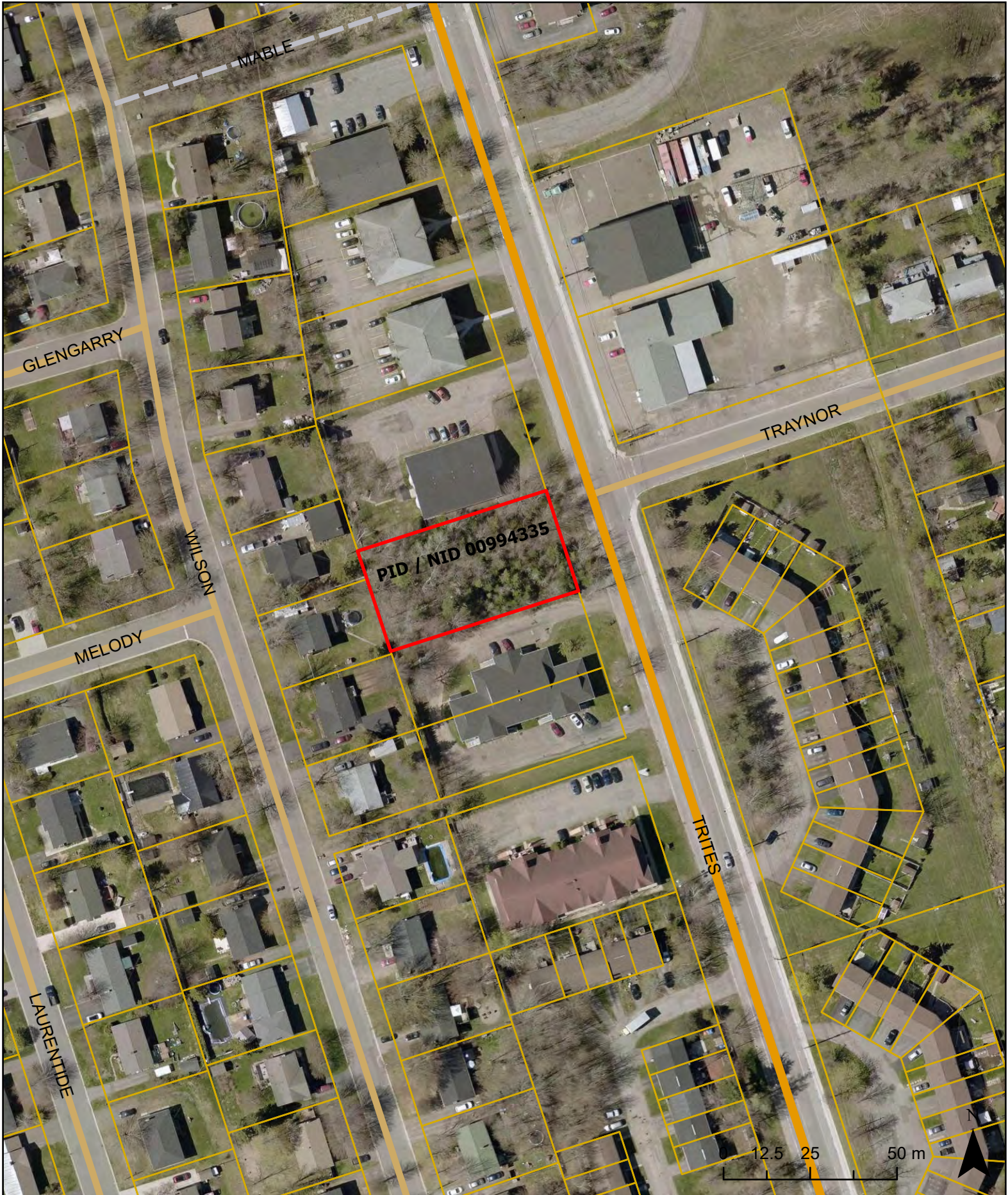
2) That as-built drawings for engineering submissions shall be required within 30 days after construction; and

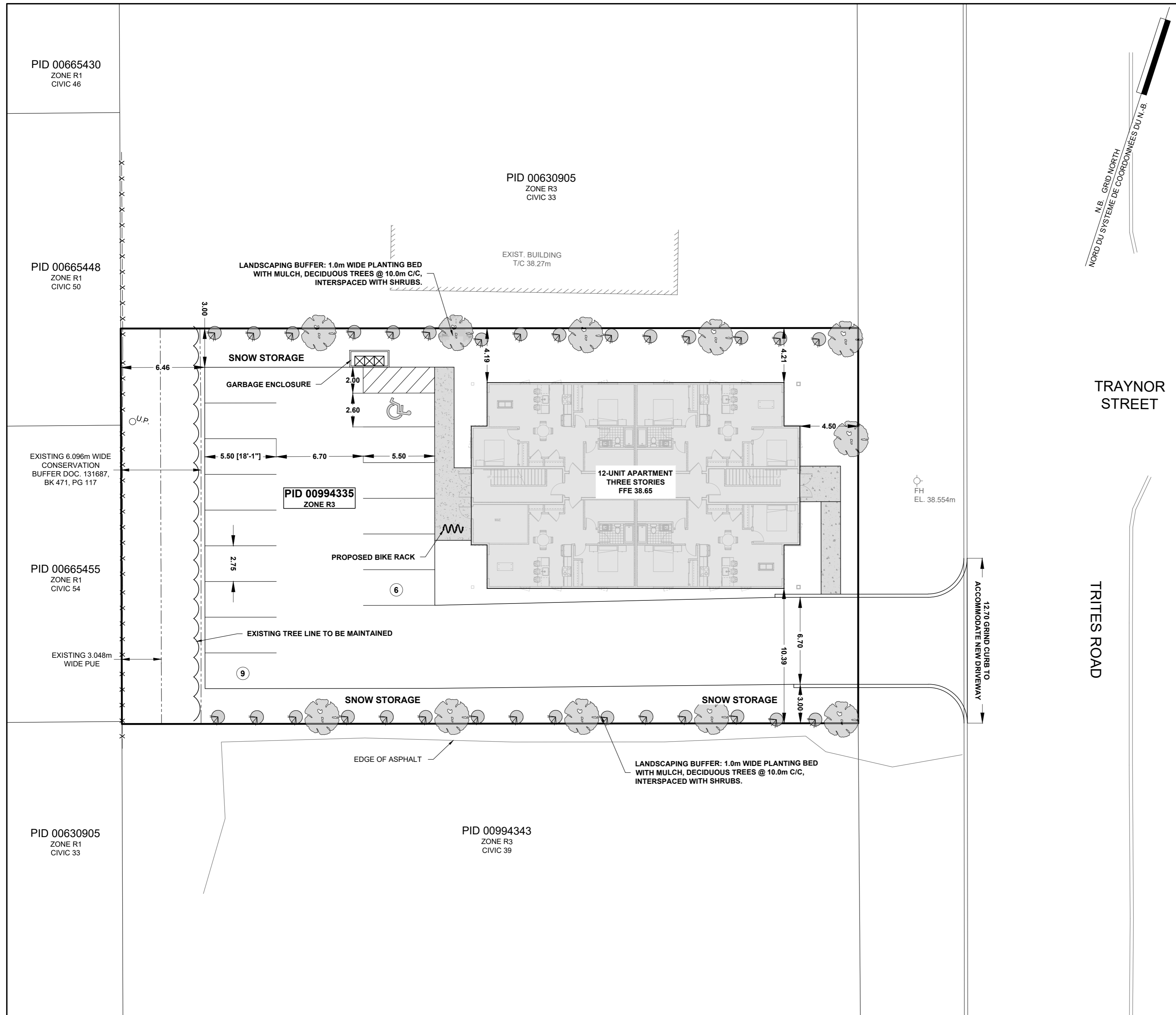
3) That the proposed development shall be in substantial conformity with the site plans, elevation drawings and renderings provided.

Trites Road (PID/NID 00994335)

Riverview

Date: 07/20/2022





LEGEND		
ITEM	EXISTING	PROPOSED
SANITARY MANHOLE	○	●
STORM MANHOLE	⊗	⊙
SANITARY SEWER	—	—
STORM SEWER	—	—
PIPE INSULATION	▨	▨
CATCH BASIN	⊗	⊙
DOUBLE CATCH BASIN	⊗	⊙
SLUICE BOX	⊗	⊙
CULVERT	—	—
WATER MAIN	—	—
GATE VALVE	⊗	⊙
FIRE HYDRANT	⊗	⊙
TEE	⊥	⊥
BEND	⊥	⊥
END CAP	⊥	⊥
CURB STOP	⊗	⊙
VALVE CHAMBER	⊗	⊙
WATER WELL	⊗	⊙
UTILITY POLE	○ U.P.	● U.P.
GUY WIRE	○ U.P.	● U.P.
LIGHT STANDARD	⊗	⊙
OVERHEAD UTILITY LINE	—	—
UNDERGROUND UTILITY LINE	— U/G	— U/G
TELECOM. MAN HOLE	⊗	⊙
TRAFFIC SIGNALS	⊗	⊙
GAS LINE	— GAS	— GAS
FENCE	— X —	— X —
TREE LINE	—	—
TREES	⊗	⊙
EDGE OF BANK	—	—
MARSH	—	—
GROUND ELEVATION	⊗ 10.50	⊙
TOP OF CONC. FOUNDATION	T/C	T/C
CRITICAL ELEVATION	C/E	C/E
BASEMENT FLOOR ELEVATION	BFE	BFE
FINISH GRADE	10.50	10.50
SURVEY MARKER	⊗	⊙
NB GRID MONUMENT	⊗	⊙
SIGN & POST	⊗	⊙
CURB & GUTTER	—	—
SIDEWALK	—	—
GRASS AREA	—	—

B	RE-ISSUED FOR PAC APPLICATION FOR 12 UNITS	2022-07-14
A	PERMIT REVIEW	2021-05-10
No.	DESCRIPTION	YY/MM/DD

CIVIL CONSULTANT

PROJECT TITLE

**12-UNIT APARTMENT
PID 00994335
TRITES ROAD, RIVERVIEW, NB**

DRAWING TITLE

SITE PLAN

SCALE

0 2 4 6 8 10m
1:200 (A2)

	DESIGNED BY	CHECKED BY
	J.D.	J.R.D.
	DRAWN BY	CHECKED BY
	B.D.	J.D.
DOCUMENT ISSUE		
REVIEW		
DATE ISSUED		
2022-07-14		
REVISION	DRAWING NUMBER	
B	C-101	

12 Units Trites Road

Trites Rd, Riverview, NB

Issued for Review
June 1st, 2022

GENERAL REQUIREMENTS

- THE CONTRACTOR SHALL STRICTLY CONFORM WITH ALL CODES HAVING JURISDICTION IN THE CONSTRUCTION OF THIS PROJECT, INCLUDING, BUT NOT LIMITED TO: FEDERAL, LOCAL, CITY, COUNTY, BUILDING, ZONING, ELECTRICAL, MECHANICAL, FIRE, LIFE SAFETY, AND HANDICAP CODES. ALL WORK MUST BE PERFORMED BY LICENSED AND INSURED CONTRACTORS AND SUBCONTRACTORS. INSURANCE CERTIFICATES, IN WRITING, WILL BE PRESENTED TO CABREIRA DESIGN CO. PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, EXISTING CONDITIONS, AND CODE COMPLIANCE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. IF THE CONTRACTOR FINDS ANY DISCREPANCIES IN THE DRAWINGS OR SPECIFICATIONS HE MUST CONTACT CABREIRA DESIGN CO. FOR VERIFICATION. CABREIRA DESIGN CO. SHALL BE NOTIFIED IN WRITING OF ANY NON-CONFORMANCES IN THE SITE PLANS OR SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ANY ERRORS AND OMISSIONS TO THE ATTENTION OF CABREIRA DESIGN CO. IN WRITING AND SHALL AWAIT WRITTEN INSTRUCTIONS BEFORE PROCEEDING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IF THEY FAIL TO NOTIFY CABREIRA DESIGN CO. PRIOR TO THE CONSTRUCTION AND OR FABRICATION OF WORK.
- SCOPE: THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR TO COMPLETE THE WORK AS DESCRIBED ON THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR'S SHALL BE RESPONSIBLE FOR ALL PERMITS, COMPLIANCE STATEMENTS, CERTIFICATE OF OCCUPANCY OR OTHER DOCUMENTATION REQUIRED.
- WORK SHALL BE PERFORMED TO THE HIGHEST LEVEL OF STANDARDS OF EACH RESPECTIVE TRADE.
- DEMOLISH AS REQUIRED AND REMOVE ALL DEBRIS FROM THE SITE.
- THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND IN A WORKMANLIKE FASHION. THE PROJECT SHALL BE READY FOR OCCUPANCY UPON THE COMPLETION OF WORK IN A "TURN-KEY" CONDITION.
- CONSTRUCTION SHALL BE BY DIMENSIONS DO NOT SCALE OFF OF THESE DRAWINGS.
- SHOP DRAWINGS MAY BE REQUIRED BY CABREIRA DESIGN CO. FOR ALL STRUCTURAL, MECHANICAL, ELECTRICAL, LIFE SAFETY SYSTEMS, AND SPECIALIZED CONSTRUCTION FROM THE CONTRACTOR AND/OR ALL SUBCONTRACTORS AT NO ADDITIONAL COST. SHOP DRAWINGS SHALL BE SUBMITTED TO CABREIRA DESIGN CO. FOR REVIEW AND CONFORMANCE WITH THE SYSTEMS AND THEIR INTEGRATION WITH EXISTING SYSTEMS AND CONDITIONS. WORK DONE TO LIFE SAFETY SYSTEMS MAY REQUIRE SEPARATE PERMITS. THESE SHALL BE INCLUDED IN THE BASE BID.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE BUILDING AT ALL TIMES.
- THE CONTRACTOR SHALL NOTIFY CABREIRA DESIGN CO. IMMEDIATELY UPON THE DISCOVERY OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS AND OR CONDITIONS.
- THESE PLANS HAVE BEEN PRODUCED TO NATIONAL BUILDING CODE ENERGY STANDARDS. ANY ADDITIONAL STRETCH CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.

APPLICABLE BUILDING CODES NATIONAL BUILDING CODE - NBC2015

- BUILDING : PART 9 - HOUSING AND SMALL BUILDINGS
- ENERGY: PART 9.36 - ENERGY EFFICIENCY
- FIRE: PART 9.10 - FIRE PROTECTION
- ELECTRICAL: PART 9.34 - ELECTRICAL FACILITIES
- MECHANICAL: PART 9.33 - HEATING AND AIR-CONDITIONING
- PLUMBING: PART 9.31 - PLUMBING FACILITIES

Sheet List	
Sheet Number	Sheet Name
000	Cover page
A100	Site plan
A101	Main Floor Plan
A102	Second Floor Plan
A103	Third Floor Plan
A104	Roof plan
A201	Front & Right Side Elevation
A202	Rear & Left Side Elevation
A203	Elevations

Total Wall Area Facing Street		
	Front Elevation in the main floor	Percentage
Total wall area	691.97 SF	
Windows & Doors	173.84 SF	25.12%
Stone	69.52 SF	10.04%
Vinyl siding vertical	145.58 SF	21.03%



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12 Units Trites Road

PROJECT ADDRESS
Trites Rd, Riverview, NB

KEY PLAN

PROJECT TEAM

STAMP

ISSUE SET

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Cover page

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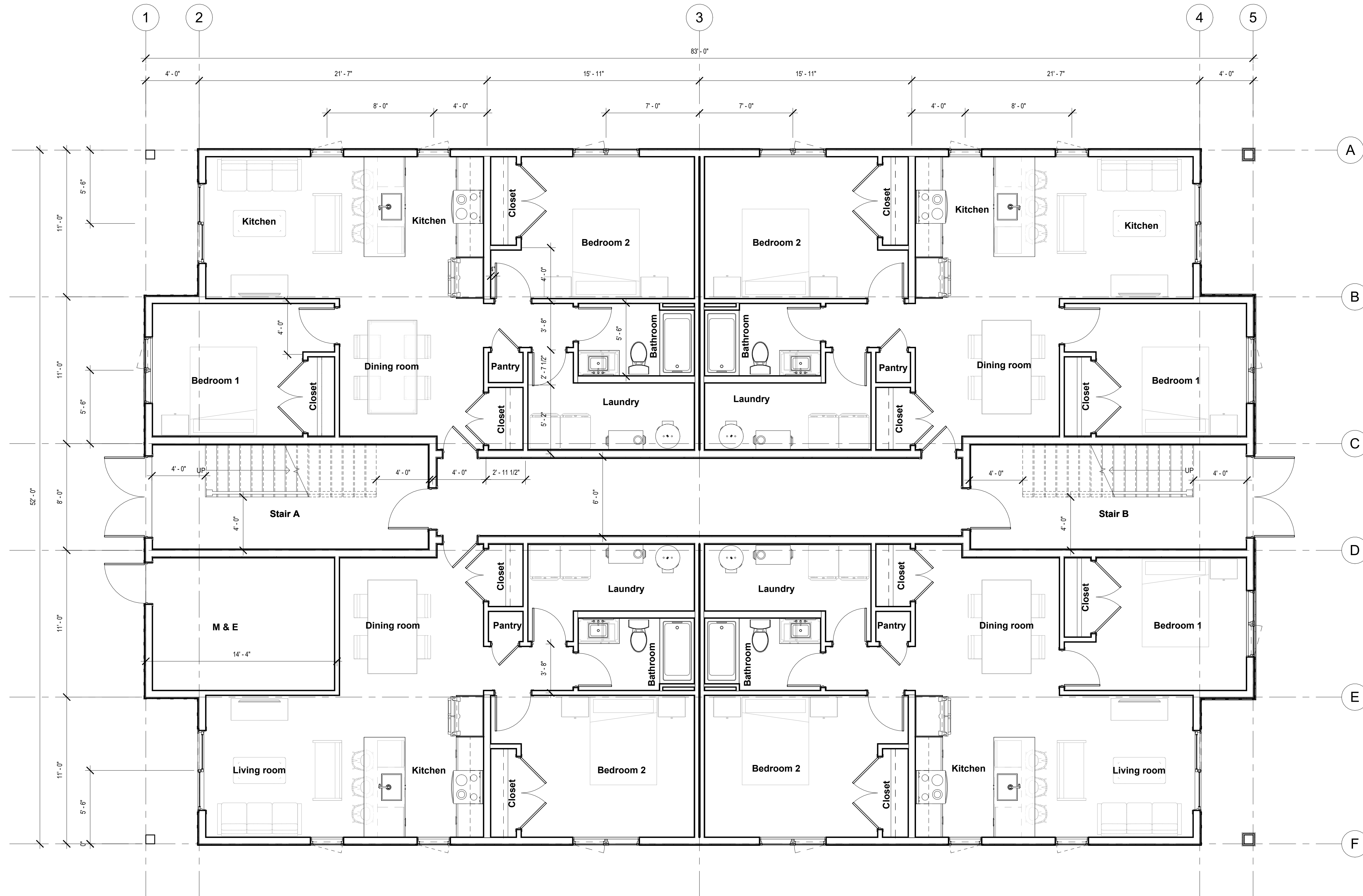
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Main Floor Plan

A101

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1 Main Floor
 1/4" = 1'-0"



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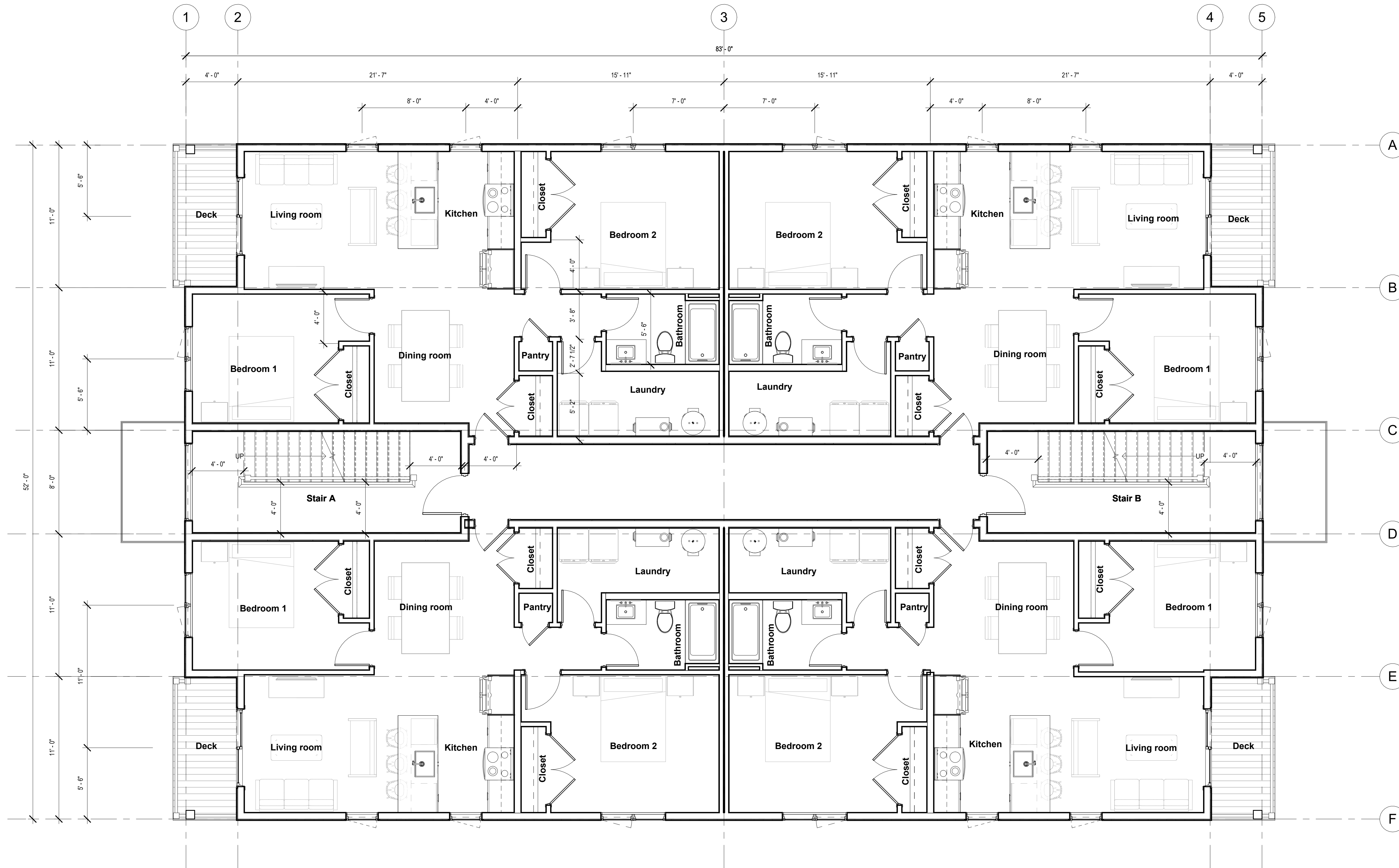
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Second Floor Plan

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① Second Floor
 1/4" = 1'-0"



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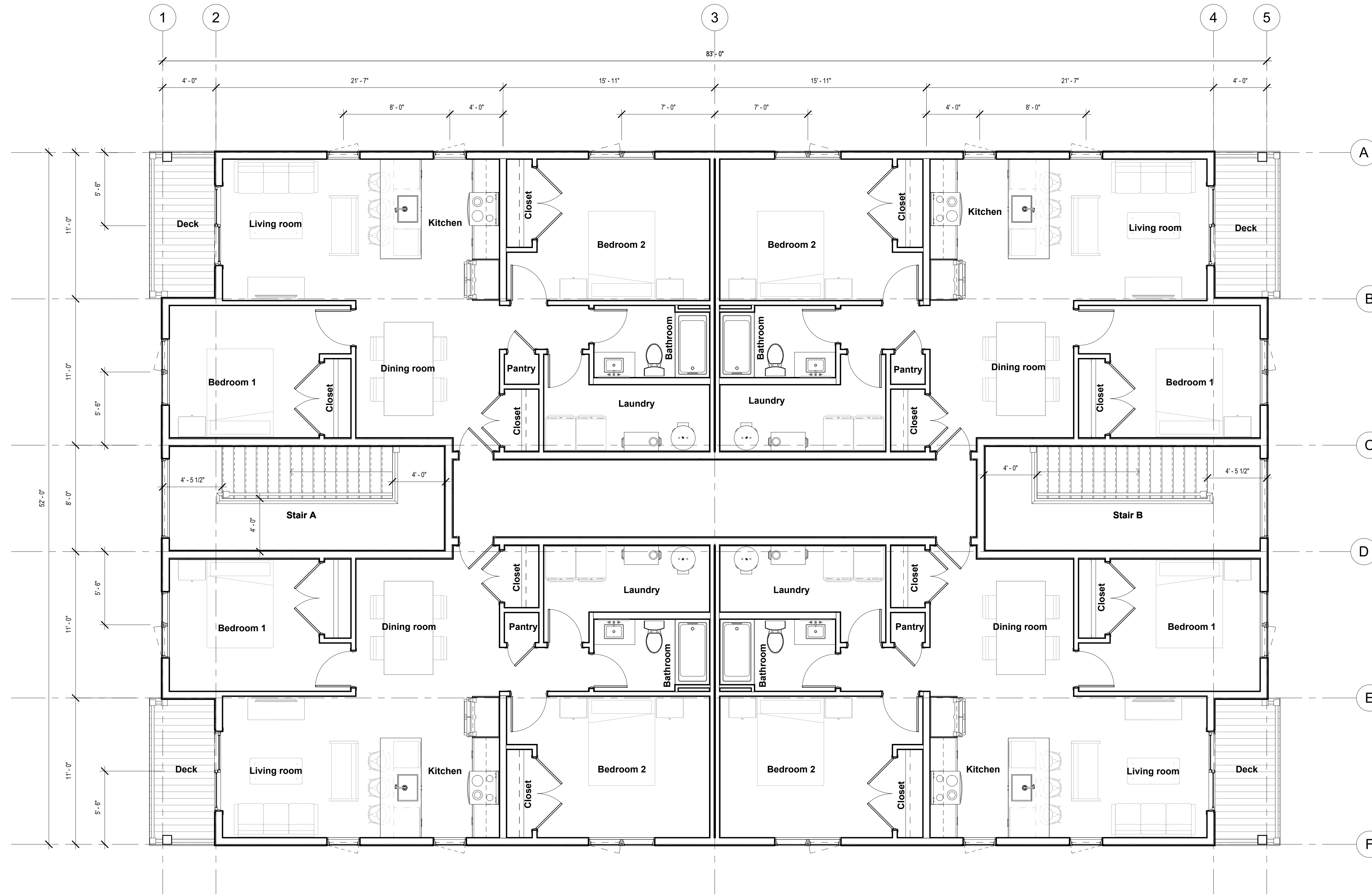
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Third Floor Plan

A103

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① Third Floor
 1/4" = 1'-0"



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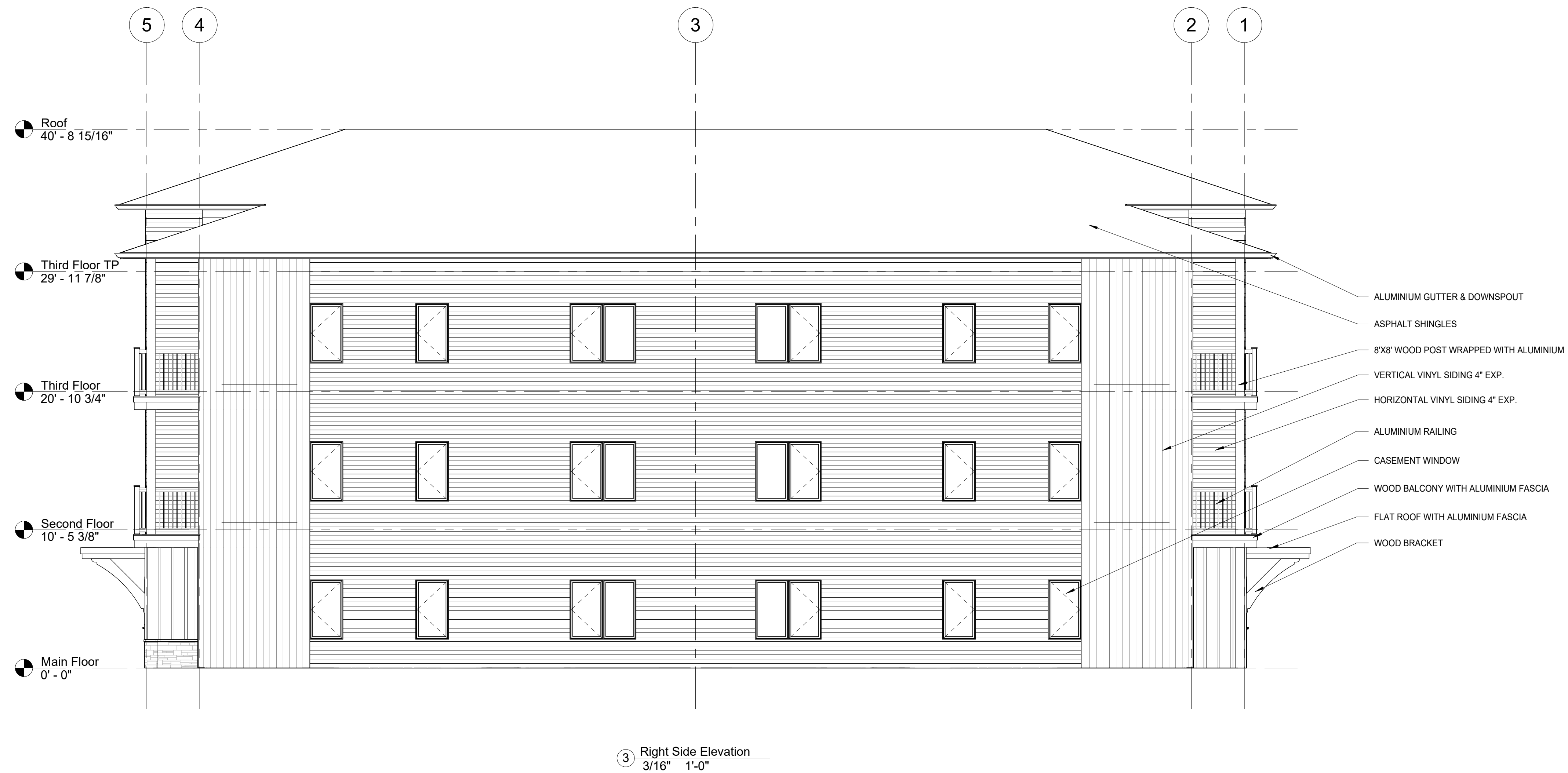
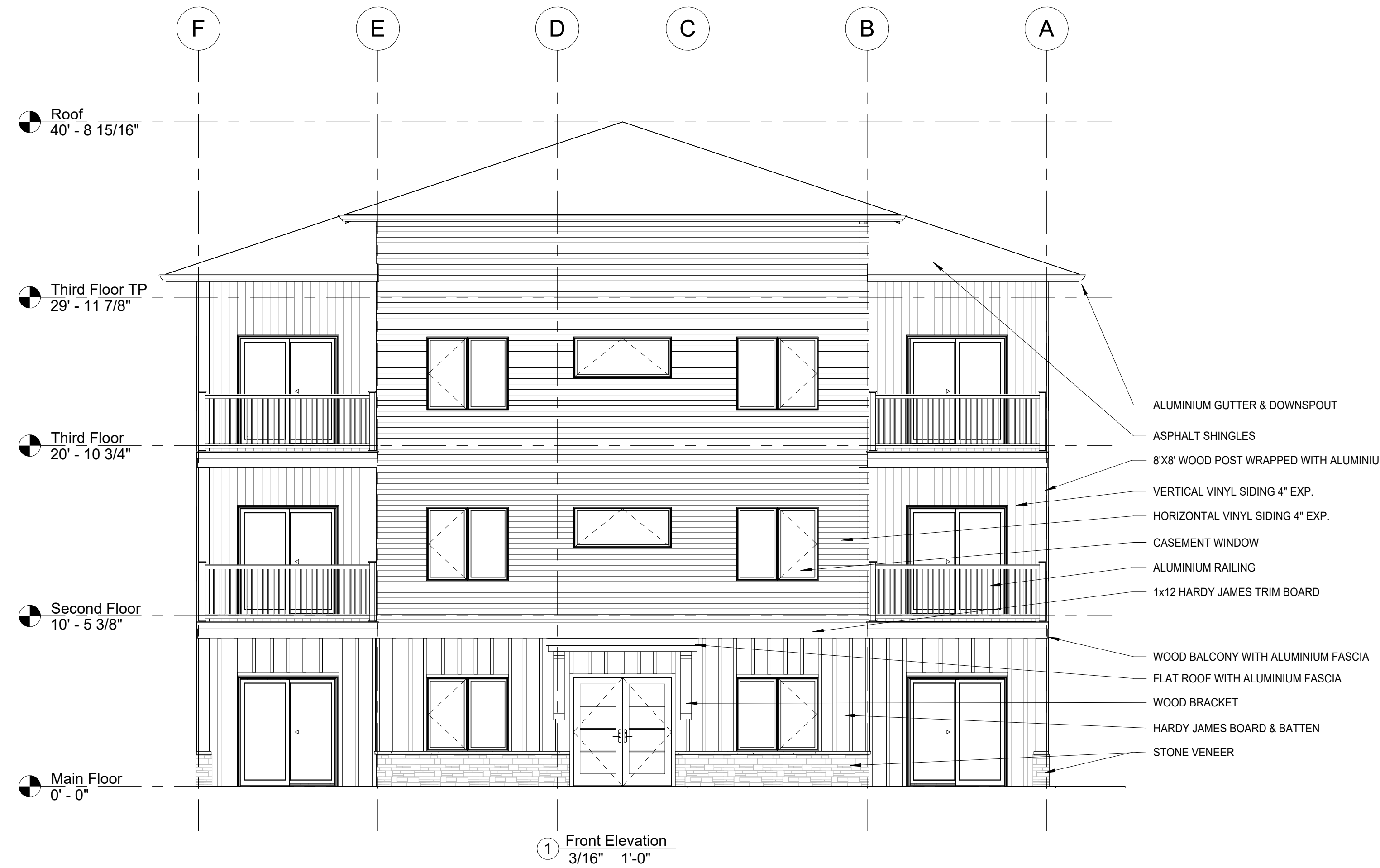
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Front & Right Side Elevation

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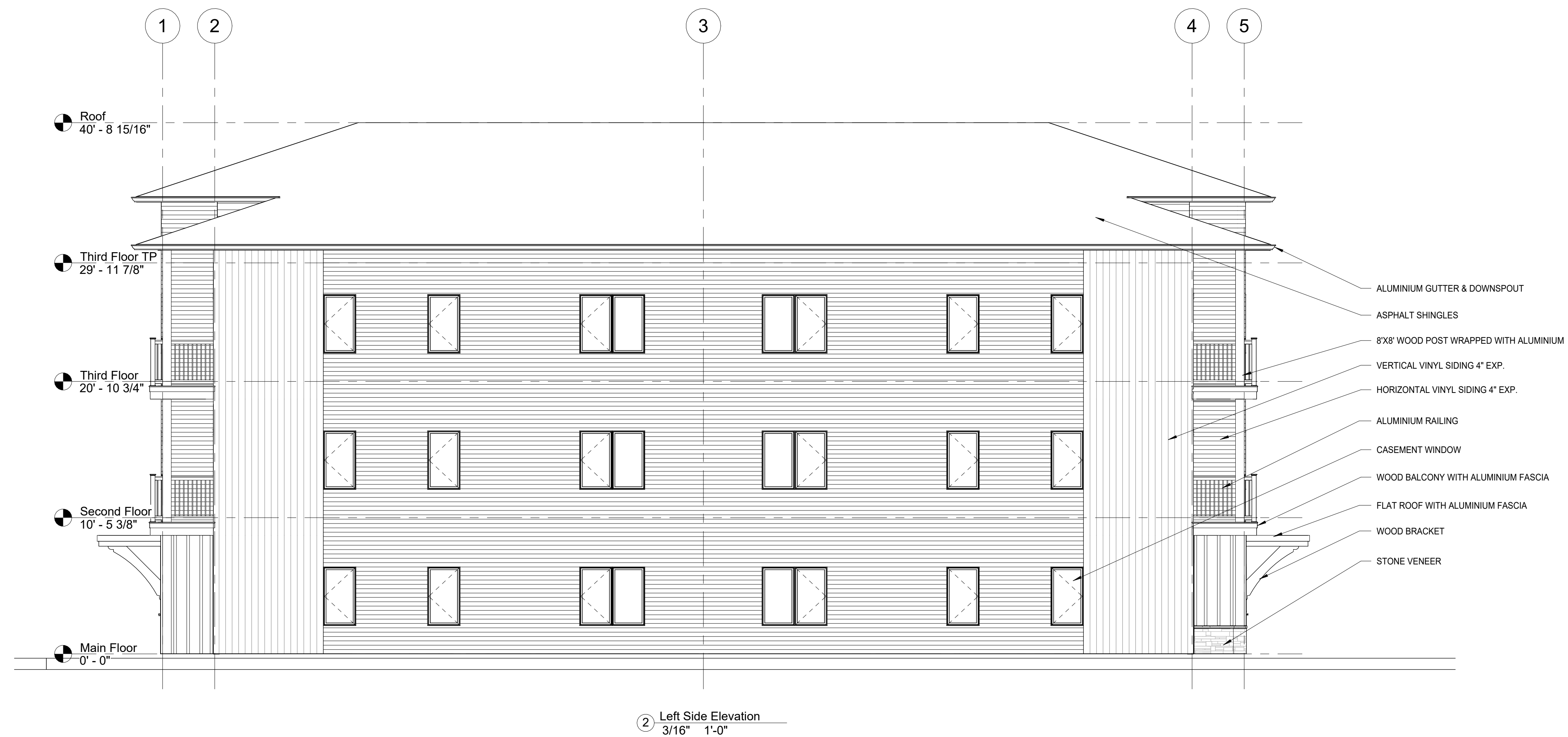
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Rear & Left Side Elevation

A202

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Front Elevation



Right Side Elevation



Rear Elevation



Left Side Elevation

Elevations

A203

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